

**TRANSFER
TAX
PAID**

Doc # 2005000889
Book 8270 Page 0035

WARRANTY DEED

76-3

KNOW ALL MEN BY THESE PRESENTS that **Waterville Commons Associates, LLC**, and Ohio limited liability company with an office at 1765 Merriman Road, Akron, Summit County, Ohio, for consideration paid, grants to **Bruce D. Hall and Brenda D. Hall**, Husband and Wife, as joint tenants, with rights of survivorship at 100 SW Peacock Blvd., #201, Port St. Lucie, FL 34986, *with warranty covenants*, a certain lot or parcel of land situated in Waterville, Kennebec County, Maine, more particularly bounded and described as follows, to wit:

Being Lot No. 8 as shown on the final Subdivision Plat entitled "Holmes Farm North Estates" dated July 20, 1999, and recorded in the records for plans for the Kennebec County Registry of Deeds in Plan Book E2000, Page 121. Said plan is incorporated herein and reference may be had to such plan for the precise location and metes and bounds of said Lot No. 8.

This lot is conveyed together with a right of way in common with others from the public road known as the County Road over Stream View Drive as depicted on said plan of Holmes Farm North Estates for all purposes, including utilities.

Being a portion of the premises conveyed by Scott S. Holmes and Patricia G. Holmes to Holmes Farm Associates, Inc. by deed dated October 1, 1992, and recorded in the Kennebec County Registry of Deeds in Book 4271, Page 176.

The following use, restrictions, and covenants shall apply to Lot No. 8 and to each other lot in Holmes Farm North Estates, which covenants and restrictions shall be construed as real covenants running severally with each lot:

1. Commercial Use Prohibited. No lot hereafter conveyed shall be used for any commercial purpose whatsoever, but solely for private single-family residential purposes. This restriction shall not be construed to prevent rental of any home on said lot for private residential purposes.
2. One House Only. No more than one principal residential building designed for single family use shall be maintained on any lot at any one time, and not more than one private garage or carport to accommodate no more than three (3) motor vehicles, and no other buildings shall be maintained on any lot.
3. Set Backs. No building or structure of any type shall ever be erected on any such lot which building or structure is not set back a minimum of twenty-five (25) feet from any lot line or the minimum standard required by the City of Waterville.

③ mds

76-3

4. Building Requirements. (a) All structures erected on any lot hereby conveyed shall have an exterior finish of clapboards, shingles, masonry, or other equal quality finish with no tar paper, tarred shingles, or other types of tarred siding allowed. Vinyl siding will only be approved if used in conjunction with wood siding and uses natural wood trim as detailed and approved by Holmes Farm Associates, Inc.; (b) Each single floor residential building shall contain at least two thousand one hundred (2,100) square feet of finished living space on the first floor to include open porches that are on permanent foundations, roof covered, and totally finished, both interior and exterior but exclusive of breezeways, sheds, garages, and unfinished porches not on a permanent foundation. If more than one floor, each residential building shall contain at least one thousand seven hundred (1,700) square feet of finished living space on the first floor using the same criteria as above and a second floor of not less than seven hundred (700) square feet of finished living space; (c) All structures erected on any such lot shall be promptly and expeditiously completed as to their exterior, including paint, stain, or varnish on any exterior surfaces above the foundation within one (1) year after construction is commenced; (d) complete building plans and specifications, including a professionally prepared site plan, shall be submitted to the Holmes Farm Associates, Inc. for its approval prior to the commencement of construction to ensure compliance with the covenants and restrictions set forth herein and to maintain the quality and integrity of the development.

This conveyance is further subject to a Declaration of Covenants and Restrictions from Waterville Commons Associates, L.L.C. dated December 14, 2004 and recorded in the Kennebec County Registry of Deeds in Book 8270, Page

32.

Prior Instrument Reference: Book 6504, Page 87

WITNESS my hand this 28 day of December, 2004.

76-3

Signed and acknowledged
in the presence of:

Enterprise Capital Development Corp.
Its Managing Member

Waterville Commons Associates, LLC

By: Enterprise Capital Development Corp.
Its: Managing Member

By: [Signature]
Its: EXECUTIVE PRESIDENT

STATE OF OHIO)
) SS:
COUNTY OF SUMMIT)

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above-named, Waterville Commons Associates, L.L.C., an Ohio limited liability company, by Enterprise Capital Development Corp., its Managing Member, by EDWARD FULMER, its ATTO. U.P., who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed and the free act and deed of said corporation.

28 IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this day of December, 2004.

[Signature]
Notary Public

Andrew R. Duff, Attorney At Law
Notary Public - State of Ohio
My Commission Has No Expiration Date
Section 147.03 R.C.

SEAL